



Order Filed on March 7, 2017  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)  
2016-3320

**Powers Kirn, LLC**

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Attorney for MASTR Alternative Loan Trust 2005-1  
Mortgage Pass Through Certificates, Series 2005-1,  
U.S. Bank National Association, as Trustee

In Re:

Eugene John Branco

Debtor(s)

Case No.: 16-34104-ABA

Chapter: 7

Hearing Date: 03/07/2017 at 10:00am

Judge: Honorable Andrew B. Altenburg, Jr.

Recommended Local Form:


☒ Followed

☐ Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby **ORDERED**.

**DATED: March 7, 2017**

  
\_\_\_\_\_  
Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

Upon the motion of Powers Kim, LLC, Attorneys for CitiMortgage, Inc., as servicing sent for MASTR Alternative Loan Trust 2005-1 Mortgage Pass Through Certificates, Series 2005-1, U.S. Bank National Association, as Trustee, debtor(s)' mortgagee, under Bankruptcy Code Section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause, it is

**ORDERED** that the automatic stay of 11 U.S.C. §362(a) is hereby vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real property more fully described as 2496 Colesmill Road, Franklinville, NJ 08322

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, and any trustee and any other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Eugene John Branco  
Debtor

Case No. 16-34104-ABA  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Mar 08, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 10, 2017.

db +Eugene John Branco, 2711 Dutch Mill Road, Newfield, NJ 08344-5550

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 10, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 8, 2017 at the address(es) listed below:

David A. Thatcher on behalf of Debtor Eugene John Branco dthatcher@thatcherpassarella.com

Denise E. Carlon on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com

Emmanuel J. Argentieri on behalf of Creditor Citizens Bank, NA fka RBS Citizens, N.A.  
bk@rgalegal.com

Joseph Marchand jdmarchand@comcast.net, jmarchand@comcast.net;jmarchand@ecf.epiqsystems.com

Michael E. Blaine on behalf of Creditor TD Auto Finance LLC mblaine@schillerknapp.com,  
tshariff@ecf.courtdrive.com;tshariff@schillerknapp.com;kcollins@schillerknapp.com

U.S. Trustee. USTPRegion03.NE.ECF@usdoj.gov

William M.E. Powers on behalf of Creditor MASTR Alternative Loan Trust 2005-1, Mortgage Pass  
Through Certificates, Series 2005-1, U.S. Bank National Association, as Trustee  
ecf@powerskirn.com

William M.E. Powers, III on behalf of Creditor MASTR Alternative Loan Trust 2005-1, Mortgage  
Pass Through Certificates, Series 2005-1, U.S. Bank National Association, as Trustee  
ecf@powerskirn.com

TOTAL: 8